094.0	0007	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	954,100	/	954,100
USE VALUE:	954,100	/	954,100
ASSESSED:	954,100	/	954,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SENSALE DAVID K/LISA A
Owner 2:	
Owner 3:	
Street 1:	35 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAFFERTY MICHAEL E/ETAL -
Owner 2:	CAFFERTY DIANNE B -
Street 1:	35 PETER TUFTS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,530 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Vinyl Exterior and 1746 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15530.000	361,100	3,900	589,100	954,100
Total Card	0.357	361,100	3,900	589,100	954,100
Total Parcel	0.357	361,100	3,900	589,100	954,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.45 | /Parcel: 546.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	62014
GIS Ref	
GIS Ref	
Insp Date	08/16/18

!7774!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0007-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,100	3900	15,530.	589,100	954,100	954,100	Year End Roll	12/18/2019
2019	101	FV	272,200	3900	15,530.	597,500	873,600	873,600	Year End Roll	1/3/2019
2018	101	FV	272,200	2800	15,530.	446,100	721,100	721,100	Year End Roll	12/20/2017
2017	101	FV	272,200	2800	15,530.	404,000	679,000	679,000	Year End Roll	1/3/2017
2016	101	FV	272,200	2800	15,530.	387,100	662,100	662,100	Year End	1/4/2016
2015	101	FV	256,600	2800	15,530.	328,200	587,600	587,600	Year End Roll	12/11/2014
2014	101	FV	256,600	2800	15,530.	311,400	570,800	570,800	Year End Roll	12/16/2013
2013	101	FV	256,600	2800	15,530.	296,200	555,600	555,600		12/13/2012

PRINT

Date	Time
12/10/20	22:23:00

LAST REV

Date	Time
08/31/18	09:29:06
apro	
7774	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAFFERTY MICHAE	47153-433		3/24/2006		593,000	No	No		
COLLAZO ANDREW/	26628-519		8/30/1996		216,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/1998	410	Manual	3,500	C				REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
1/17/2009	Meas/Inspect	197	PATRIOT
10/26/2006	MLS	HC	Helen Chinal
11/18/2000	Hearing Chag	189	PATRIOT
3/15/2000	Inspected	276	PATRIOT
2/1/2000	Measured	197	PATRIOT
8/6/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62014
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15530		Sq. Ft.	Site		0	70.	0.54	5			Shape	-5					589,119						589,100	

Total AC/HA:	0.35652	Total SF/SM:	15530	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	589,119	Spl Credit		Total:	589,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31539917
Const Adj.:	0.99989998
Adj $ / SQ:	170.985
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404767
Depreciation:	43715
Depreciated Total:	361052

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

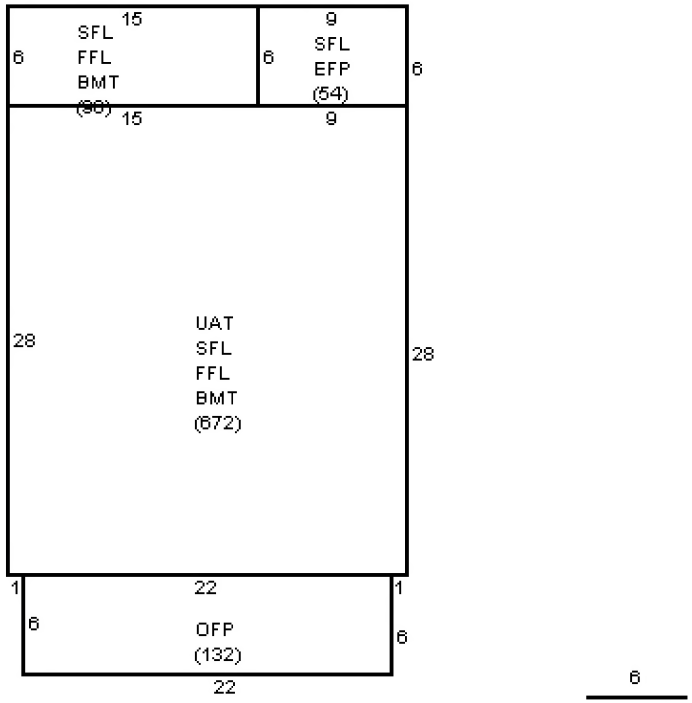
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.98
Special Features:	0	Val/Su Net:	134.04
Final Total:	361100	Val/Su SzAd	228.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	816	170.980	139,524
BMT	Basement	762	51.300	39,087
FFL	First Floor	762	170.980	130,290
UAT	Upper Attic	168	131.660	22,119
OFP	Open Porch	132	29.000	3,828
EFP	Enclos Porch	54	72.590	3,920

Net Sketched Area:	2,694			Total:	338,768
Size Ad	1578	Gross Are	3198	FinArea	1746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0007-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	8X18	A	AV	1915	32.36	T	40	101			2,800			2,800
19	Patio	D	Y	1	16X24	A	AV	2004	3.23	T	12	101			1,100			1,100

More:	N	Total Yard Items:	3,900	Total Special Featues:	Total: 3,900